

IN RE: PETITION FOR ZONING VARIANCE
 2ND ELECTION DISTRICT
 3RD COUNCILMANIC DISTRICT
 LEGAL OWNER:
 McDONOGH SCHOOL, INC.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No.: 91-298-A

Petitioners herein request Variances from §409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for 266 parking spaces in lieu of the required 328 parking spaces, and from §409.4.A of the BCZR for a two-way driveway with a width of 14 feet in lieu of the required 20 feet. These Variances have been requested to permit construction of a headquarters building for the Baltimore Life Insurance Company, Contract Lessees of the proposed site, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner in this case were Mr. Joseph E. Blair, Jr., President and Chief Executive Officer of the Baltimore Life Insurance Company, Mr. Mark J. Ewing, Vice President of Human Resources for Baltimore Life Insurance Company, Mr. George Thomas, the project architect with Ayers, Saint, Gross, Mr. George Gavrelis, an expert land planner with Daft-McCune-Walker, Inc. and Mr. Mickey Cornelius, an expert traffic consultant with The Traffic Group, Inc. The Petitioners were represented by Mr. Robert A. Hoffman of Venable, Baetjer and Howard.

Mr. Hoffman first proffered a revised site plan as Petitioner's Exhibit 1 which indicates that 271 parking spaces are

provided for this site, thus reducing the extent of the requested variance.

Testimony indicated that the site is Lot 5A of the Owings Mills Corporate Campus, an OT zoned office park owned by and adjacent to McDonogh School, (Lot 5A is part of Lot 1 as shown on the record plat for the Owings Mills Corporate Campus). Mr. Blair testified that Baltimore Life Insurance Company intends to move its corporate headquarters to the Owings Mills Corporate Campus from its current location in Baltimore City, since the Mass Transit Administration has already purchased their existing facility for construction of the Light Rail System. Mr. Blair further testified that he was directly involved in the design of the building and site layout and that a primary objective was to save as many trees on this site as possible in order to provide the best environment for the company's employees. To that end, Baltimore Life retained expert consultants in addition to a landscape architect to make sure the design of the building and parking would result in preservation of the maximum amount of mature trees.

Mr. Blair and Mr. Mark Ewing both testified that based upon the 225 employees employed by Baltimore Life only approximately 150 spaces are necessary. This number is based upon their experience with their current Baltimore City location and on a March 1990 survey of the employees. Mr. Ewing further stated that Baltimore Life intended to lease the fifth floor of the proposed building to another user, but that the parking provided was adequate

to accommodate a general office use at the required 3.3 spaces per 1000 square feet.

Mr. Ewing also explained by referring to floor plans for the proposed building, marked Petitioner's Exhibit No. 2, that a large amount of space on several of the floors is devoted to uses that are not employee intensive and which are not commonly found in general office buildings. Those spaces include dining rooms, kitchen facilities, large records storage areas, large computer equipment storage area and training rooms.

Mr. Gavrelis testified that a high water table on this site caused the lower level of the building to be above grade, and therefore, much of the storage and utility space is not considered to be in the basement and must be counted in the calculation of required parking.

Mr. Blair, Mr. Ewing, Mr. Gavrelis and Mr. Thomas all testified that although additional parking spaces could be provided by removing trees that preservation of those trees on the site is a unique characteristic that should be preserved and therefore compliance with the parking requirements would create a practical difficulty for the Petitioner.

Mr. Cornelius testified that he had made a study of several of the existing, occupied buildings in the Owings Mills Corporate Campus and determined that there was an average ratio of .84 parking spaces (inclusive of visitors parking) per employee in each of those buildings. Based upon that ratio, Mr. Cornelius determined that there will be an excess of parking spaces provided

on the subject site including the sublease of the fifth floor to a general office tenant, and therefore there would be no adverse impact should the proposed parking variance be granted. Mr. Cornelius also testified, as did Mr. Thomas, that there would be a practical difficulty to have the service driveway meet the required 20 foot standard. Specifically, additional trees would have to be removed in order to provide a larger driveway width. Both of these witnesses testified that there would be no adverse impact given the type and frequency of trucks making deliveries to the site.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McClean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance the Petitioner must meet the following:

- whether strict compliance with the requirement would unreasonably prevent the use of the property for permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief;
- whether relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, (1974).

ORDER RECEIVED FOR FILING
 Date 3/19/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 3/19/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 3/19/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 3/19/91
 By [Signature]

After due consideration of the testimony and evidence presented, it is clear that the granting of the parking variance will not result in any detriment to the public health, safety of general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above the variance requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of March, 1991 that the Petition for Zoning Variance to permit 271 parking spaces in lieu of the required 328 and a variance to permit a two-way driveway with a width of 14 feet in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby granted, subject, however, to the following restriction:

- the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this order has expired if, for whatever reason this order is reversed, the Petitioner would be required to return and be responsible for returning said property to its additional condition.

[Signature]
 ROBERT HAINES
 Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING
 Date 3/19/91
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning
 111 West Chesapeake Avenue
 Towson, MD 21284
 887-2553

Robert Hoffman, Esquire
 Venable, Baetjer and Howard
 210 Allegheny Avenue
 Towson, Maryland 21284

RE: Petition for Zoning Variance
 Case No. 91-298-A
 McDonogh School, Inc., Legal Owner
 Baltimore Life Insurance Company, Contract Purchasers

Dear Mr. Hoffman:
 Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
 J. Robert Haines
 Zoning Commissioner

JRH:mm
 encl.
 cc: Peoples Counsel
 Petitioners

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-298-A
 The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6.A.2 of the B.C.Z.R. for 266 parking spaces... in lieu of the required 328 parking spaces, and from Section 409.4.A for a two-way driveway with a width of 14 feet in lieu of the required 20 feet.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6.A.2 of the B.C.Z.R. for 266 parking spaces... in lieu of the required 328 parking spaces, and from Section 409.4.A for a two-way driveway with a width of 14 feet in lieu of the required 20 feet.

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Lessee: Baltimore Life Insurance Co.
 Baltimore, Maryland 21201
 Legal Owner(s): McDonogh School, Inc.
 Baltimore, Maryland 21201

Attorney for Petitioner: John B. Howard, Esquire
 Baltimore, Maryland 21208

Name, address and phone number of legal owner, contract lessee or representative to be contacted: John B. Howard, Esquire
 Name: Venable, Baetjer & Howard
 210 Allegheny Avenue
 Towson, Maryland 21284

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

ORDER RECEIVED FOR FILING
 Date 3/19/91
 By [Signature]

ESTIMATED LENGTH OF SKEARING 45 MIN.
 ALL INFORMATION FOR SKEARING (over)
 REVIEWED BY: CAM
 See attached.

DAFT-McCUNE-WALKER, INC. 200 East Pennsylvania Avenue Towson, Maryland 21284 301 296 3333 FAX 301 296 4055
 Land Planning & Development Consultants

91-298-A

Zoning Description
 7.377 Acre Parcel, Southwest Side of Red Run Boulevard,
 Southeast of Painters Mill Road,
 Second Election District, Baltimore County, Maryland

Land Planning
 Engineering
 Landscape Architecture
 Surveying
 Computer Design
 Graphics

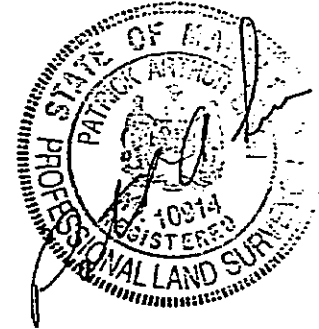
Beginning for the same at a point on the southwest side of Red Run Boulevard, 80 feet wide, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Red Run Boulevard with the centerline of Painters Mill Road (1) Southeasterly along said centerline of Red Run Boulevard 654 feet, more or less, and thence (2) South 30 degrees 17 minutes 28 seconds West 40 feet, more or less, to the point of beginning, thence leaving said beginning point heading on said southwest side of Red Run Boulevard, (1) Southeasterly, by a curve to the left with the radius of 1290.00 feet, the arc distance of 368.99 feet, said arc being subtended by a chord bearing South 67 degrees 54 minutes 11 seconds East 367.73 feet, thence the following sixteen courses and distances: (2) South 13 degrees 00 minutes 51 seconds East 40.00 feet, thence (3) South 76 degrees 59 minutes 09 seconds East 10.00 feet, thence (4) South 13 degrees 00 minutes 51 seconds West 359.71 feet, thence (5) North 76 degrees 59 minutes 09 seconds West 366.00 feet, thence (6) South 20 degrees 28 minutes 48 seconds West 244.99 feet, thence (7) South 69 degrees 31 minutes 12 seconds East 36.30 feet, thence (8) South 49 degrees 50 minutes 00 seconds West 65.72 feet, thence (9) North 86 degrees 15 minutes 00 seconds West 144.27 feet, thence (10) North 37 degrees 30 minutes 00 seconds West

91-298-A

163.00 feet, thence (11) North 76 degrees 30 minutes 00 seconds West
29.00 feet, thence (12) North 18 degrees 55 minutes 00 seconds West
42.00 feet, thence (13) North 34 degrees 10 minutes 00 seconds East
59.00 feet, thence (14) North 16 degrees 55 minutes 00 seconds East
40.44 feet, thence (15) North 34 degrees 40 minutes 00 seconds East
417.55 feet, thence (16) North 84 degrees 00 minutes 00 seconds East
142.38 feet, and thence (17) North 30 degrees 17 minutes 28 seconds
East 117.12 feet to the point of beginning; containing 7.377 acres of
land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND
IS NOT INTENDED TO BE USED FOR CONVEYANCE.

December 3, 1990
Project No. 82013.54 (L82313.54)



Page 2 of 2

310

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-298-A

District: 3rd Date of Posting: February 28, 1991
Posted for: Variances
Petitioner: McDonogh School, Inc.
Location of property: 5015 Red Run Boulevard, 654' S.E. of c/l Painters Mill Road, 10075 Red Run Boulevard, 2nd Election District
Location of Sign: S.W.S. of Red Run Boulevard in front of subject property
Remarks: Signatures
Posted by: J. Robert Haines Date of return: March 1, 1991
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-28-91

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-21-91

OWINGS MILLS TIMES.

S. Zabo Orlan
Publisher

\$ 70.76

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-28-91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-21-91

THE JEFFERSONIAN.

S. Zabo Orlan
Publisher

\$ 70.76

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed zoning variance for the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case number: 91-298-A
5015 Red Run Boulevard, 654' S.E. of Painters Mill Road, 10075 Red Run Boulevard, 2nd Election District
2nd Election District
Legal Owner(s): McDonogh School, Inc.
Lessee: Baltimore Life Insurance Company
Hearing Date: Monday, March 18, 1991 at 8:30 a.m.
Variance: for 266 parking spaces in lieu of the required 322 parking spaces, and for a low-lying driveway of 14 ft. in lieu of required 20 feet.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
03/29/91 Feb. 21

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt

Date: 2-11-91 H9100679
REVISED PUBLIC HEARING FEES QTY PRICE
110 - REVISIONS (ALL OTHERS) 1 X \$75.00
TOTAL: \$75.00
LAST NAME OF OWNER: MCDONOGH SCHOOL
D4A048004MCHRC \$75.00
Please Make Checks Payable To: Baltimore County #010:25AK02-11-91
Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number
Date: 2/04/91 H9100310
PUBLIC HEARING FEES QTY PRICE
980 - ZONING VARIANCE (OTHER) 1 X \$175.00
TOTAL: \$175.00
LAST NAME OF OWNER: MCDONOGH SCHOOL
D4A048005MCHRC \$175.00
Please Make Checks Payable To: Baltimore County #010:49AK02-04-91
Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number
Date: 2/11/91 H9100679
PUBLIC HEARING FEES QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$95.76
TOTAL: \$95.76
LAST NAME OF OWNER: MCDONOGH SCHOOL
D4A048005MCHRC \$95.76
Please Make Checks Payable To: Baltimore County #010:25AK02-11-91
Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: _____

Baltimore Life Insurance Company
901 S. Howard Street
Baltimore, Maryland 21201
ATTN: JOHN K. HOWARD

RE:
Case Number: 91-298-A
5015 Red Run Boulevard, 654' S.E. of Painters Mill Road, 10075 Red Run Boulevard, 2nd Election District - 3rd Councilmanic
Legal Owner(s): McDonogh School, Inc.
Lessee: Baltimore Life Insurance Company
HEARING: MONDAY, MARCH 18, 1991 at 8:30 a.m.

Dear Petitioner(s):
Please be advised that a \$95.76 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: John B. Howard, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

February 11, 1991

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-298-A
5015 Red Run Boulevard, 654' S.E. of Painters Mill Road, 10075 Red Run Boulevard, 2nd Election District - 3rd Councilmanic
Legal Owner(s): McDonogh School, Inc.
Lessee: Baltimore Life Insurance Company
HEARING: MONDAY, MARCH 18, 1991 at 8:30 a.m.

Variance for 266 parking spaces in lieu of the required 322 parking spaces.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: McDonogh School, Inc.
Baltimore Life Insurance Company
John B. Howard, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

April 2, 1991

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 310, Case No. 91-298-A
Petitioner: McDonogh School, et al
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: McDonogh School, Inc.
Baltimore Life Insurance Co.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 4th day of February, 1991.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: McDonogh School, Inc., et al

Petitioner's Attorney: John B. Howard

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: March 1, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: McDonogh School, Inc., Item No. 310

In reference to the petitioner's requested variance, staff offers the following comments:
This property received a waiver at CRG on October 18, 1990 (W-90-157).

A note (#7) contained on the site plan indicates that 310 people will be employed at the subject site. The number of employees compared with the availability of parking spaces causes some concern to staff. If this issue can be addressed by limiting the number of employees permitted to park at the facility, or by some other means, this office will offer its support to the petitioner's request.

Staff has met with the planning team for the McDonogh Corporate Campus who have indicated their support of the parking and design elements of this project.

Should the applicant's request be granted, this office recommends that a landscape plan be filed with the deputy director of the Office of Planning and Zoning prior to issuance of any permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM310/2AC1

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering
401 Bosley Avenue Suite 405
Towson, MD 21204
887-3554
Fax 887-5784

February 19, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 296, 299, 300, 302, 305, 307, 310, 312, 313, 314, 315, and 317.

Very truly yours,

Rabe & Family
Michael S. Flanigan
Traffic Engineer Associate II

RECEIVED
3/7/91

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

March 7, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MCDONOGH SCHOOL, INC.

Location: #10075 RED RUN BLVD.

Item No.: 310 Zoning Agenda: FEBRUARY 19, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Two way road to load dock area shall have a minimum width of 20 feet for fire department access to side of building.

REVIEWER: *CH* Noted and Approved *Captain W.F. Brady Jr.*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
3/14/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 19, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 298, 299, 302, 305, 312, 313, 314, 315 and 317.

For Items 300 and 316, County Review Group Comments are required.

For Item 310 the previous County Review Group Comments are still applicable.

For Item 307, the previous minor subdivision comments are still applicable.

RWB
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

received
2/22/91

OWINGS MILLS CORPORATE CAMPUS
LOT #5-A
W-90-157

Revised Plan Date: 2/27/91
Revised Comments: 3/1/91

This plan is approved for C.R.G. by Zoning. The site is the subject of zoning variance public hearing petition #91-298-A.

This C.R.G. plan and the public hearing plan as filed are dissimilar and the hearing plans must be revised to agree with this C.R.G. plan. Also, the requested variance petition states:

"A variance from Section 409.6.A.2 of the B.C.Z.R. for 266 parking spaces in lieu of the required 328 parking spaces; and from Section 409.4.A for a two-way driveway with a width of 14 feet in lieu of the required 20 feet.

This request differs from that listed under C.R.G. plan, note #27, and this situation must be corrected on the variance petition forms well in advance of the zoning public hearing.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

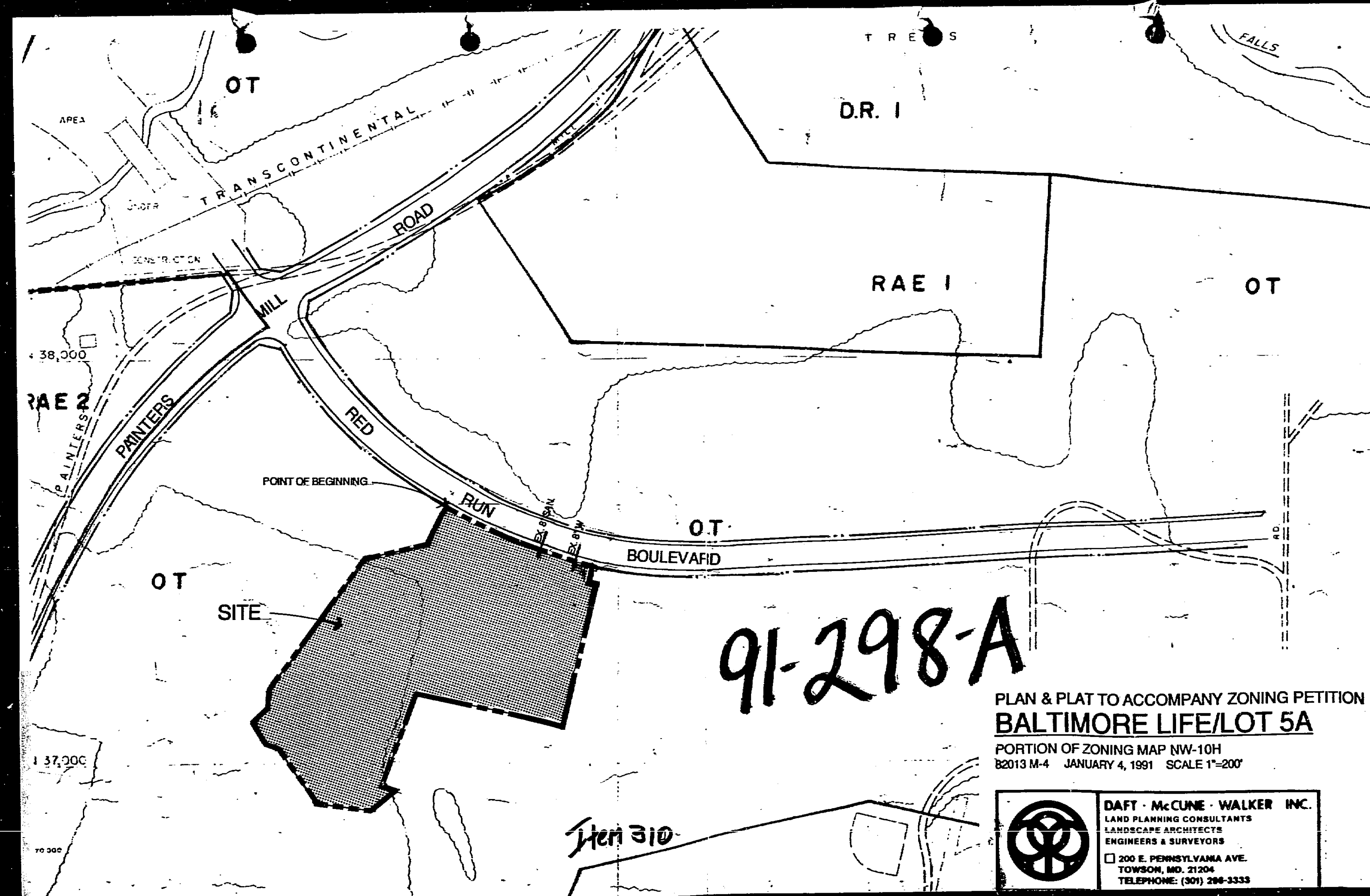
John D. Lewis
JOHN D. LEWIS
PLANNER II

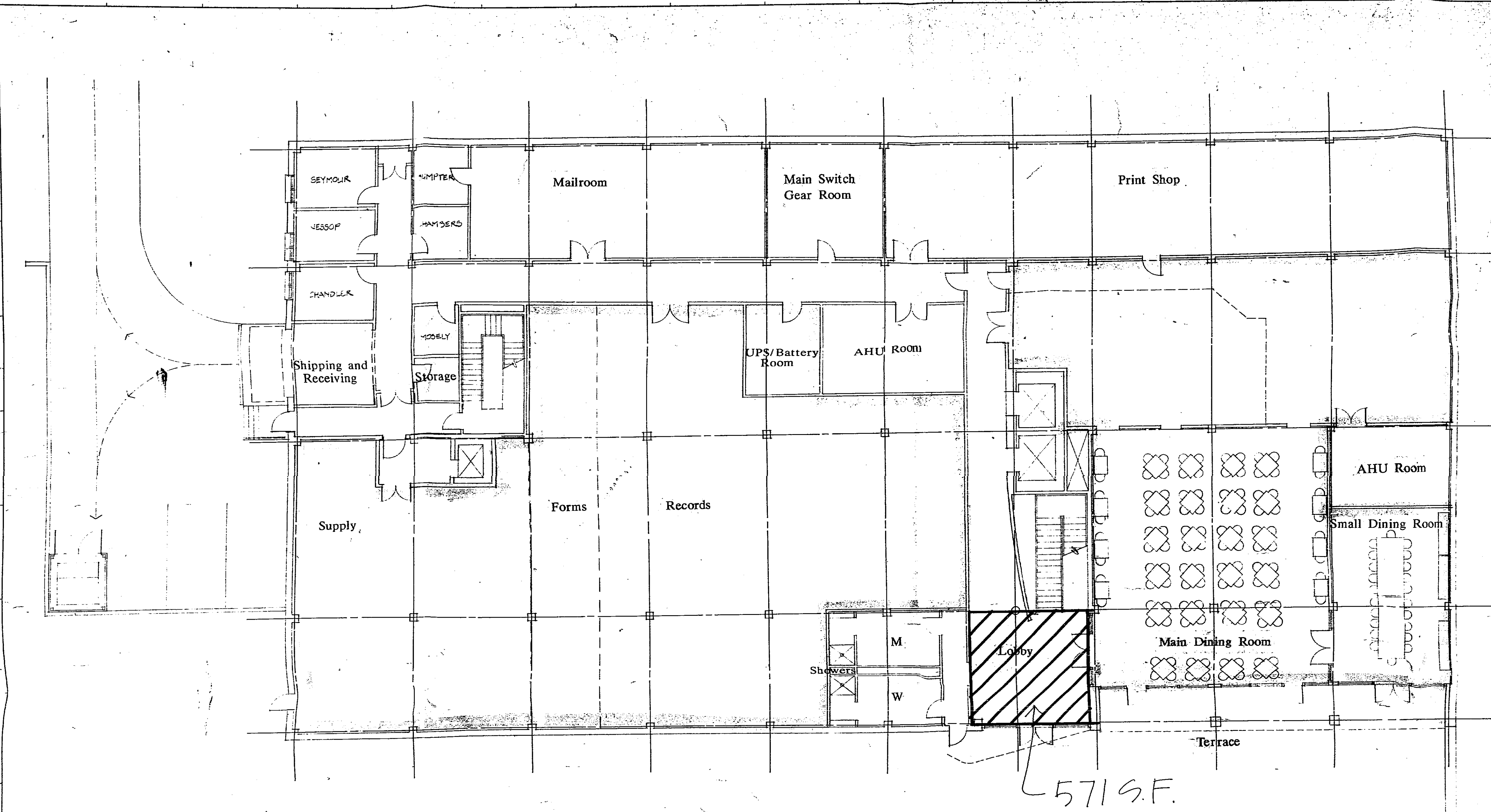
JLL:scj
cc: Current Planning
Zoning File - #91-298-A
Waiver File

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

91-298A

NAME	ADDRESS
<i>Rob Hoffman</i>	210 Allegheny Ave
<i>George E. Gavrilis</i>	200 W. Pennsylvania Ave
<i>Michael Cornelius</i>	40 W. Chesapeake Ave.
<i>Tom Cranston</i>	901 N. Howard St.
<i>George Thomas</i>	122 St. Paul Place Ave
<i>Harvey Ramsdell</i>	300 E. Joppa Rd. Towson
<i>Thomas Sadrasel</i>	200 E. Pennsylvania Ave.
<i>Bob Green</i>	901 N. Howard St
<i>Mark Ewing</i>	





BALTIMORE LIFE OF MARYLAND

HOME OFFICE BUILDING
OWINGS MILLS MARYLAND.

CONSTRUCTION MANAGER
The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21204
(301) 821-1100

CIVIL ENGINEER
Doherty/Carroll/Walker
300 East Pocomoke Avenue
Towson, Maryland 21286
(301) 256-5333

LANDSCAPE ARCHITECT
The SWA Group
711 Boylston Street
Boston, Massachusetts 02116
(617) 266-6703

STRUCTURAL ENGINEER
LPI, Inc.
16 West 25th Street
Baltimore, Maryland 21201
(301) 566-7800

MECHANICAL/ELECTRICAL ENGINEER
James A. Pacey and Associates
2021 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 265-6100

INTERIOR CONSULTANT
Farré Design
222 R. Paul Place
Baltimore, Maryland 21202
(301) 547-5517

FOOD SERVICE CONSULTANT
Hospitality Services, Inc.
118 East Baltimore Road, Suite 209
Baltimore, Maryland 21206
(301) 464-2521

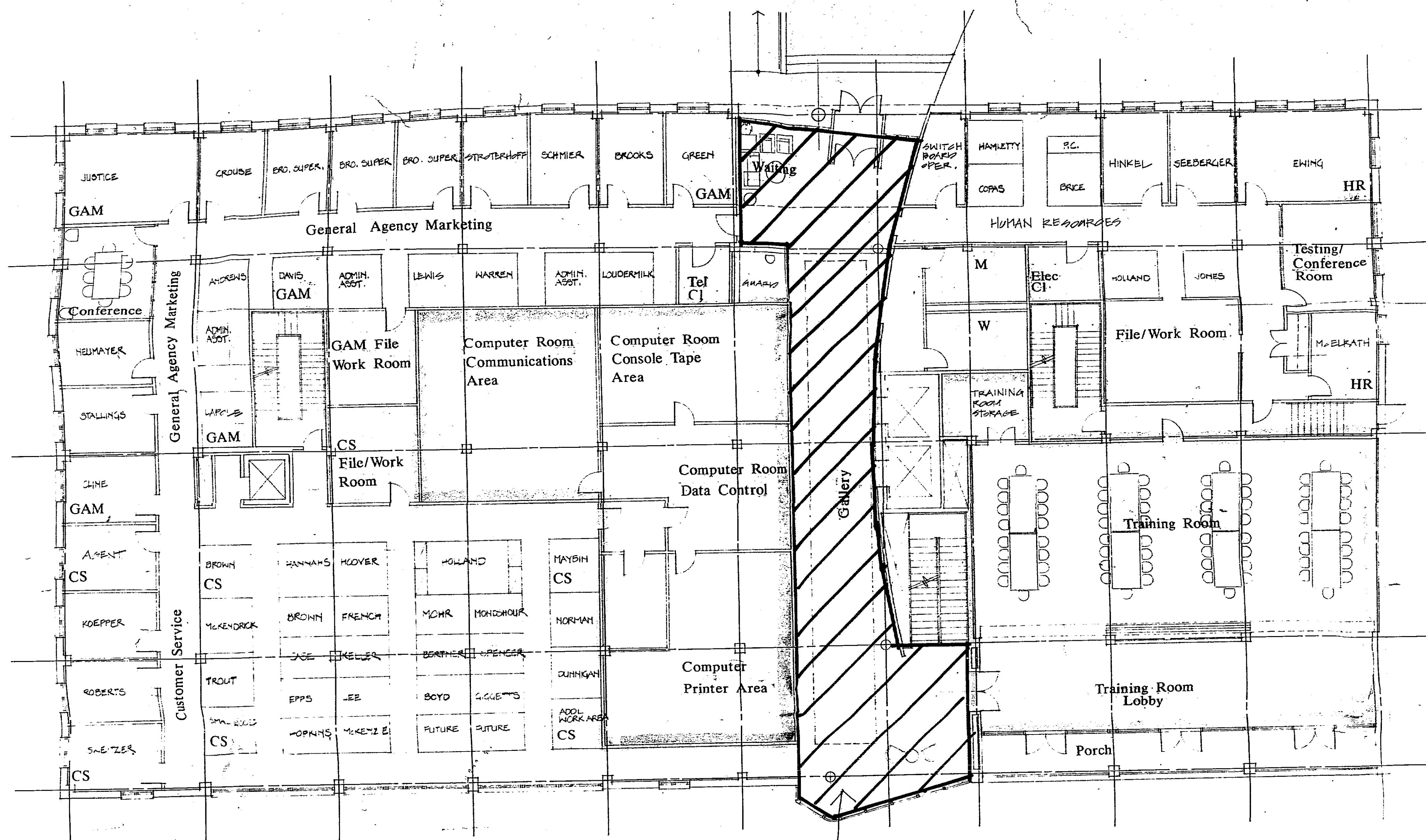
BALTIMORE LIFE APPROVAL

Signature _____ Date _____

BALTIMORE LIFE OF MARYLAND
PRINTED
1st Floor Plan
DAF/MC/W/WALKER, INC.

PETITIONER'S EXHIBIT 2





BALTIMORE LIFE
LIFE OF MARYLAND

HOME OFFICE BUILDING
OWINGS MILLS, MARYLAND

CONSTRUCTION MANAGER
The Waring-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21204
(301) 823-1300

CIVIL ENGINEER
Dell/McCune/Walker
200 East Pennsylvania Avenue
Towson, Maryland 21286
(301) 296-3333

LANDSCAPE ARCHITECT
The SVA Group
711 Boylston Street
Boston, Massachusetts 02116
(617) 266-4703

STRUCTURAL ENGINEER
LPI, Inc.
15 West 20th Street
Baltimore, Maryland 21218
(301) 366-7800

MECHANICAL/ELECTRICAL ENGINEER
James A. Pappas and Associates
2911 Lovell Baltimore Drive
Baltimore, Maryland 21207
(301) 265-6100

INTERIOR CONSULTANT
Portig Design
222 St. Paul Place
Baltimore, Maryland 21202
(301) 347-8317

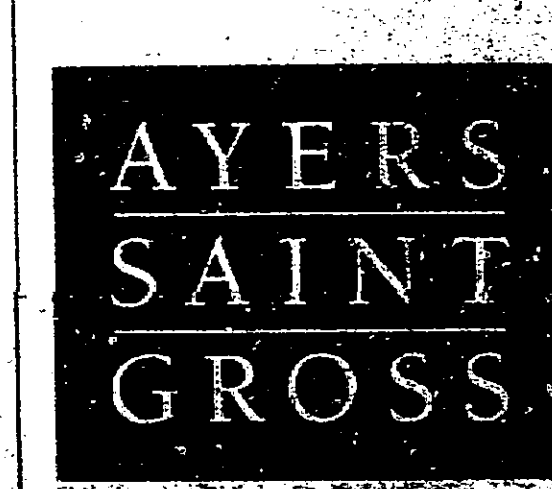
FOOD SERVICE CONSULTANT
Hospitality Services, Inc.
1114 Remondone Road, Suite 200
Baltimore, Maryland 21208
(301) 482-2232

BALTIMORE LIFE
APPROVAL

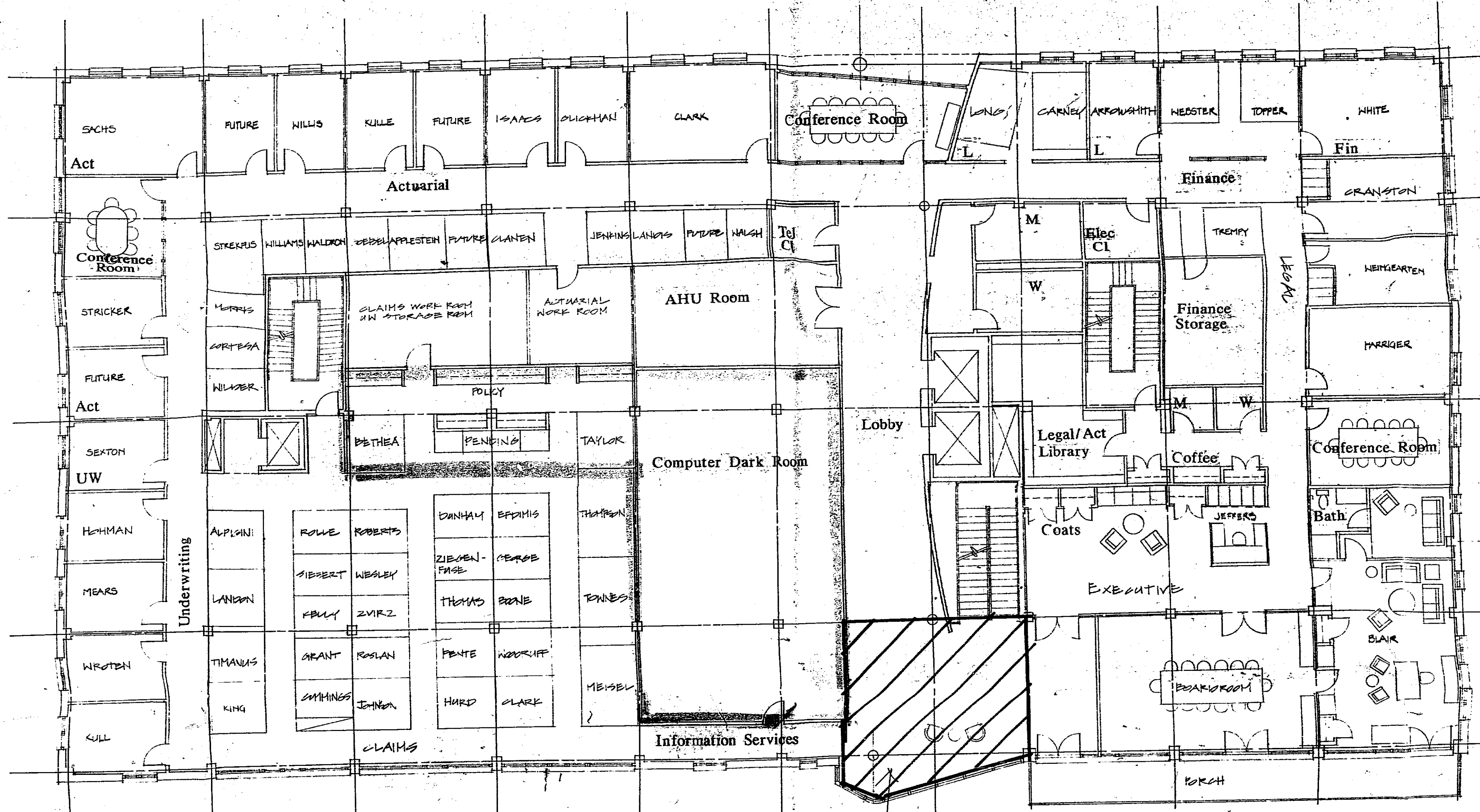
Signature _____ Date _____

Number	Date	Version
1-2	9/1	

By: *[Signature]*
2nd Floor
PLANE WALKER, INC.



91-298A
PETITIONER'S EXHIBIT 3



680 S.F.

BALTIMORE
LIFE OF MARYLAND

HOME OFFICE
BUILDING
OWINGS MILLS,
MARYLAND

CONSTRUCTION MANAGER
The Whiting-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21286
(410) 524-1100

CIVIL ENGINEER
Duffy/McCune/Walker
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3333

LANDSCAPE ARCHITECT
The SWA Group
711 Bayshore Street
Boston, Massachusetts 02116
(617) 266-4723

STRUCTURAL ENGINEER
LPI, Inc.
16 West 24th Street
Baltimore, Maryland 21201
(410) 366-7800

MECHANICAL/
ELECTRICAL ENGINEER
James A. Pines and Associates
2021 Lead Baltimore Drive
Baltimore, Maryland 21227
(410) 541-6100

INTERIOR CONSULTANT
Forte Design
223 St. Paul Place
Baltimore, Maryland 21202
(410) 341-5317

FOOD SERVICE CONSULTANT
Hospitality Services, Inc.
1114 Middlemore Road, Suite 200
Baltimore, Maryland 21206
(410) 451-2222

BALTIMORE LIFE OF MARYLAND
APPROVAL

Signature _____ Date _____

Number	Date	Revisions
1	1.2.91	

By Harry and Frances
223 St. Paul Place
Baltimore, Maryland 21202
410 347-8300

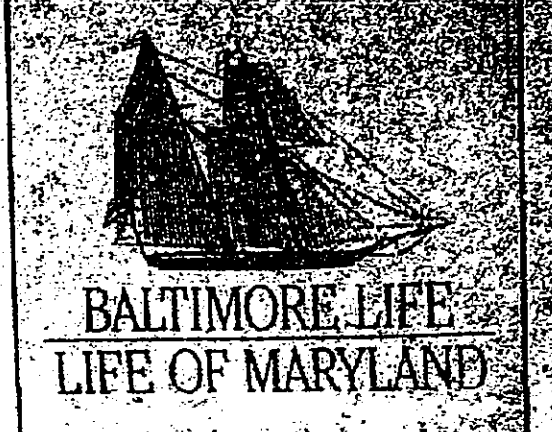
3rd Floor Plan

AYERS
SAINT
GROSS

01-295A
PETITIONER'S
EXHIBIT 4



6069.F.



HOME OFFICE BUILDING
OWINGS MILLS, MARYLAND

- CONSTRUCTION MANAGER**
The Walsh-Turner Contracting Company
300 East Joppa Road
Baltimore, Maryland 21284
(301) 821-1100
- CIVIL ENGINEER**
Dell MacCloskey Walker
200 East Pennsylvania Avenue
Towson, Maryland 21286
(301) 296-3330
- LANDSCAPE ARCHITECT**
The SWA Group
711 Boylston Street
Boston, Massachusetts 02116
(617) 267-0700
- STRUCTURAL ENGINEER**
LPI, Inc.
16 West 25th Street
Baltimore, Maryland 21201
(301) 957-7000
- MECHANICAL/ELECTRICAL ENGINEER**
James A. Fogarty and Associates
2001 East Baltimore Drive
Baltimore, Maryland 21207
(301) 955-6000
- INTERIOR CONSULTANT**
Porto Design
222 St. Paul Place
Baltimore, Maryland 21202
(301) 947-8317
- FOOD SERVICE CONSULTANT**
Hospitality Services, Inc.
1114 Redwoodtown Road, Suite 200
Baltimore, Maryland 21286
(301) 484-2222

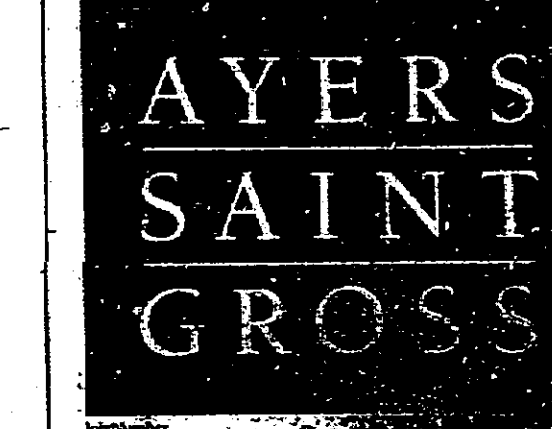
BALTIMORE LIFE APPROVAL

Signature _____ Date _____

Number	Date	Revised
1294		

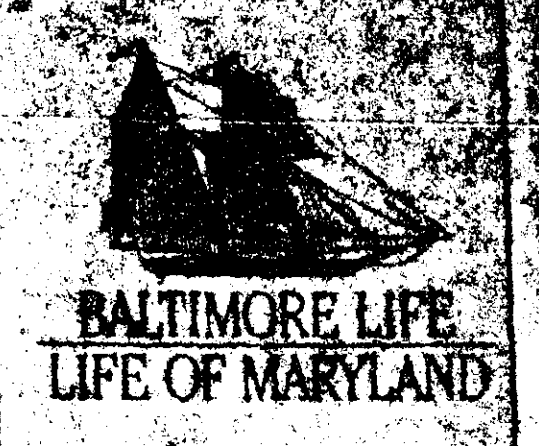
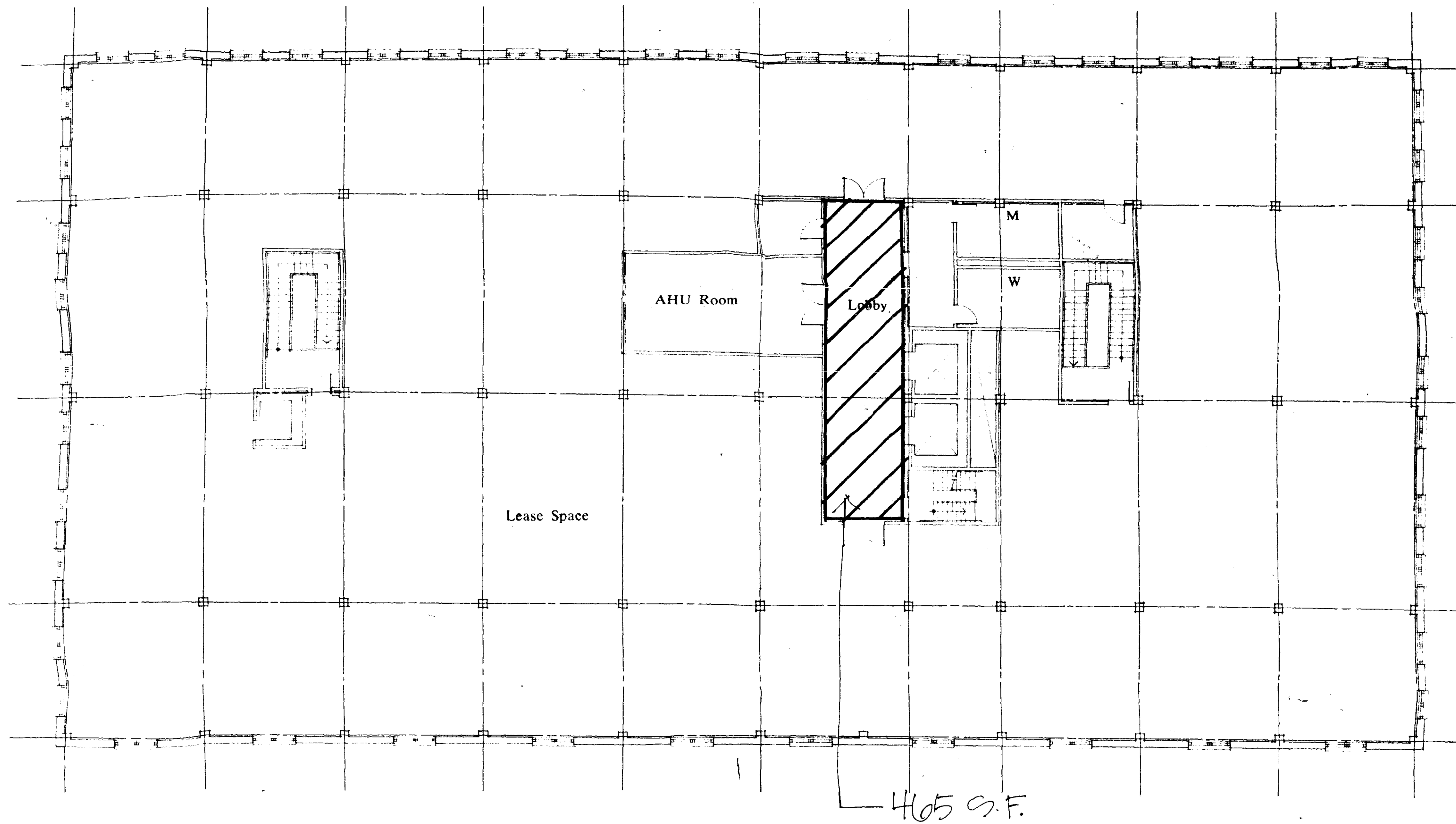
Architect and Planner
222 St. Paul Place
Baltimore, Maryland 21202
81 347-8334

4th Floor Plan
DAVE MCCONE-WALKER, INC.



91-298A

PETITIONER'S EXHIBIT 5



**BALTIMORE LIFE
LIFE OF MARYLAND**

**HOME OFFICE
BUILDING
OWINGS MILLS,
MARYLAND**

CONSTRUCTION MANAGER
The Walling Group Contracting Company
737 Blue Jayne Road
Baltimore, Maryland 21204
(301) 821-1100

CIVIL ENGINEER
Earl McCune/Walker
200 East Pennsylvania Avenue
Towson, Maryland 21284
(301) 795-3991

LANDSCAPE ARCHITECT
The SWA Group
711 Bayshore Street
Hoboken, New Jersey 07030
(201) 261-4500

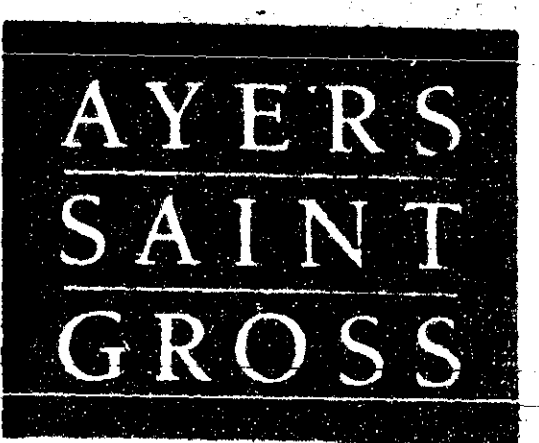
STRUCTURAL ENGINEER
LPI, Inc.
16 West 25th Street
Baltimore, Maryland 21218
(301) 366-7000

**MECHANICAL/
ELECTRICAL ENGINEER**
James A. Finney and Associates
2021 Lomb Baltimore Drive
Baltimore, Maryland 21287
(301) 263-6100

INTERIOR CONSULTANT
Rozzi Design
222 N. Paul Place
Baltimore, Maryland 21201
(301) 347-8317

FOOD SERVICES CONSULTANT
Hospitality Services, Inc.
1114 Rockcreek Road, Suite 200
Baltimore, Maryland 21206
(301) 484-2232

222 N. Paul Place
Baltimore, Maryland 21201
301-347-8317



11/16/90
1/8" = 1'-0"
30.05

91-296A
**PETITIONER'S
EXHIBIT 6**